120.0	0010	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	964,400 /	964,400
USE VALUE:	964,400 /	964,400
ASSESSED:	964,400 /	964,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
301		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALCALA RAOUL HENRI
Owner 2:	
Owner 3:	
Street 1:	301 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALCALA RAOUL HENRI/ETAL -
Owner 2:	DOUGLAS PRISCILLA -
Street 1:	301 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,037 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Exterior and 2764 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8037.000	501,600		462,800	964,400
Total Card	0.185	501,600		462,800	964,400
Total Parcel	0.185	501,600		462,800	964,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.91 | /Parcel: 348.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77632
GIS Ref	
GIS Ref	
Insp Date	10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	501,600	0	8,037.	462,800	964,400	964,400	Year End Roll	12/18/2019
2019	101	FV	448,900	0	8,037.	462,800	911,700	911,700	Year End Roll	1/3/2019
2018	101	FV	448,900	0	8,037.	396,700	845,600	845,600	Year End Roll	12/20/2017
2017	101	FV	448,900	0	8,037.	370,200	819,100	819,100	Year End Roll	1/3/2017
2016	101	FV	448,900	0	8,037.	317,300	766,200	766,200	Year End	1/4/2016
2015	101	FV	368,900	0	8,037.	284,300	653,200	653,200	Year End Roll	12/11/2014
2014	101	FV	368,900	0	8,037.	263,100	632,000	632,000	Year End Roll	12/16/2013
2013	101	FV	368,900	0	8,037.	250,900	619,800	619,800		12/13/2012

!9319!

PRINT

Date	Time
12/10/20	23:48:55

LAST REV

Date	Time
08/12/19	14:07:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9319

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALCALA RAOUL HE	1312-127		12/14/2005	Family	1	No	No		Y
GOKHALE SHRIHAR	1240-136		7/31/2001		465,000	No	No		
GOKHALE SHRIHAR	1240-136		7/31/2001		465,000	No	No		
COSTA MARIA	1164-64		11/20/1996		285,000	No	No		

USER DEFINED

Prior Id # 1:	77632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2014	961	Re-Roof	15,878		8/6/2014			Strip, re-roof and
6/24/2003	514	Addition	180,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
2/23/2009	Meas/Inspect	163	PATRIOT
11/6/2001	MLS	MM	Mary M
5/20/2000	Meas/Inspect	263	PATRIOT
2/15/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8037		Sq. Ft.	Site		0	70.	0.82	4									462,775						462,800	

Total AC/HA: 0.18450 | Total SF/SM: 8037 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,775 | Spl Credit | Total: 462,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.15970874
Const Adj.:	0.99989998
Adj $ / SQ:	110.161
Other Features:	115969
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525822
Depreciation:	24188
Depreciated Total:	501634

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

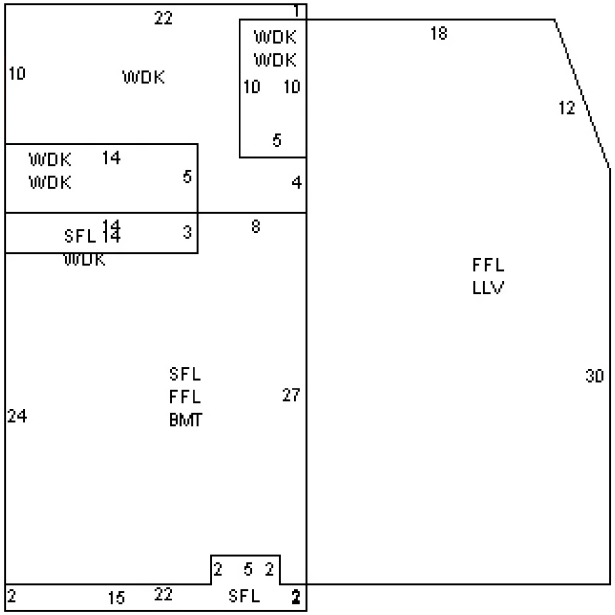
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	133.30
Special Features:	0	Val/Su Net:	126.22
Final Total:	501600	Val/Su SzAd	243.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,422	110.160	156,649
LLV	Lower Level	880	79.320	69,798
SFL	Second Floor	638	110.160	70,283
BMT	Basement	542	33.050	17,912
WDK	Deck	492	8.030	3,952

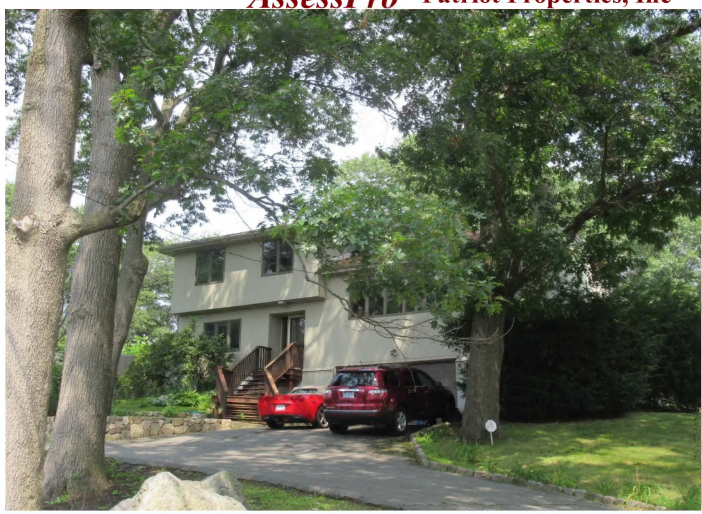
Net Sketched Area:	3,974			Total:	318,594
Size Ad	2060	Gross Are	3974	FinArea	2764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0010-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	